

1543 132 COUNTY RD GLENWOOD SPRINGS CO 81601

GLENWOOD SPRINGS, CO, 81601

1541 MITCHELL CREEK LLC C/O STORM KING RANCH · Garfield County, CO

PARCEL

COMPILED

DATA AS OF

R040332

2026-08-22

2026-08-22

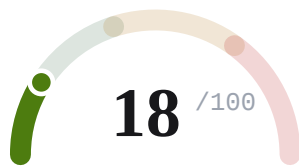
Compiled from Colorado public records. Descriptive, not predictive — each datum cites its source in the appendix. Verify with the originating office before acting. Not investment, legal, tax, insurance, or real-estate advice.

01 Executive summary

THE READ

This is a 358-acre senior-water-rights property.

DILIGENCE SIGNAL (EXPERIMENTAL)



18 /100

LOW SIGNAL

Higher composite score than 83% of scored county parcels

ASSESSOR VALUE

\$12,914,320

\$36,088 / acre · 357.9 ac

WHAT MATTERS MOST

- 10 decreed water-right records associated with this parcel — verify ownership, conveyance, and permitted use through the decrees and title diligence.
- Entity-owned (1541 Mitchell Creek LLC) — diligence the entity and its portfolio.

Acrescope Indicators

Proprietary multi-domain composite — distress, fire, geohazards, soils, ownership & water records joined to one parcel.

DILIGENCE SIGNAL (EXPERIMENTAL)

18/100

LOW SIGNAL

Low-signal — ranks high only because most county parcels carry few signals

MOTIVATED SELLER SCORE

5/100

LOW SIGNAL

Low-motivation — ranks high only because most county parcels carry few signals

TOP CONTRIBUTING FACTORS

- Within a recent wildfire footprint

Acrescope Risk Model v0.2 (experimental) — a rule-based composite over distress, fire, geohazard, soil, ownership & water records. Not yet calibrated; the cited records outrank the number. Methodology & changelog: acrescope.com/methodology/score

Key findings

- No active distress signals on public record.
- 10 decreed water-right records associated with this parcel — verify through the decrees and title.
- Wildfire building-damage potential rated Low (CO Wildfire Risk Assessment).
- Owned by a registered entity (CO) — 1541 Mitchell Creek LLC.
- Owner controls 8 parcels across the Acrescope footprint (portfolio).
- Matches 5 Acrescope patterns: Senior Water Asset, Water-Rights Parcel, Recent Burn Zone, Ranch Candidate, Regenerative-Potential Land.

Matched patterns

Senior Water Asset	score 100	water rights count: 10 · distress signal count: 0
Water-Rights Parcel	score 90	water rights count: 10 · distress signal count: 0
Recent Burn Zone	score 80	fires within 5mi: 9 · fires in perimeter: 2
Ranch Candidate	score 78	acres: 357.86 · elevation meters: 1998
Regenerative-Potential Land	score 54	acres: 357.86 · nccpi: 0.008

02 Recommended diligence

The specific records to pull and verify next — derived from this parcel's signals. Informational, not legal advice.

☐**Confirm water-right priority dates & decreed amounts (CO DWR / water court)**

Seniority is the entire value of a Colorado water right — verify the decree, not just the count.

☐**Apply the matched rebate stack**

2 programs match this address; several stack with each other.

☐**Diligence the owning entity and its portfolio**

Entity ownership signals an investor counterparty and may indicate a larger holding to negotiate against.

03 Property & valuation**Property facts**

ASSESSOR MARKET VALUE	LAST RECORDED SALE	YEAR BUILT
\$12,914,320	\$11,500,000 · 2012-06-29	—
LOT SIZE	BED / BATH	LIVING AREA
357.86 ac	— / —	—

Colorado assessor "market value" reflects ag-use valuation on many rural parcels and can understate true value by an order of magnitude. Where a comp-based estimate exists, it appears below.

Cost & value

ASSESSOR VALUE	COMP ESTIMATE	REBATES AVAILABLE
\$12,914,320	—	up to \$1,000

- No trustworthy comparable-sale base in this county yet — we show "no comp" rather than inventing a number.

- Up to \$1,000 in stackable mitigation rebates may apply to this address (listed in the diligence section).

Recorded sale history

DATE	PRICE	SOURCE
2012-06-29	\$11,500,000	parcels_last_sale_seed

Bulk-deed transfers can record at \$0 or a nominal price; treat single-parcel arms-length sales as the only comparable basis.

04 Land & stewardship

Land health & regenerative potential — 54/100 (Strong)

Productive, open, watered land — strong regenerative-agriculture potential.

- Soil productivity (NCCPI) 0.01 — minimal crop productivity — range / forest land.
- Not prime farmland.
- Non-irrigated land-capability class 7e — severe limitations — wildlife / recreation use.
- 69% open / grazable land cover (grass, shrub, pasture, crop).
- 10 decreed water-right records associated — if verified, decreed irrigation water supports regenerative production.
- Soil drainage: Well drained.

Stewardship & program opportunities

Programs this land may fit — eligibility only, confirmed by a site assessment. Not financial or tax advice.

May fit the Conservation Reserve Program (CRP)

CRP pays landowners to establish long-term cover on environmentally sensitive or marginal cropland. Eligibility turns on cropping history and the soil / erosion profile — confirm with your local USDA Farm Service Agency office.

USDA Farm Service Agency — CRP

Open rangeland at a scale that fits managed-grazing & soil-carbon programs

Large open range can qualify for NRCS working-lands programs (EQIP / CSP) that cost-share rotational grazing and soil-health practices, and for private rangeland soil-carbon programs. Enrollment and any payment depend on a site assessment — this is not an estimate of carbon or income.

USDA NRCS — EQIP / CSP

Could be a conservation-easement candidate

Undeveloped land — especially adjacent to public land or with open / riparian habitat — may qualify for a conservation easement held by a land trust, carrying a federal tax deduction and the Colorado conservation-easement tax credit. Consult a land trust and a tax professional; this is not tax advice.

Colorado Coalition of Land Trusts

Soil from USDA SSURGO/NCCPI at the parcel centroid; land cover from NLCD. A descriptive read of regenerative potential — not agronomic, financial, or tax advice.

05 Water & subsurface

Water rights — decree detail

3.00 CFS decreed flow · CO Water Division 5, District 39

The senior right dates to 1886 — among the most senior class in Colorado. In a dry-year call it is satisfied before nearly all junior appropriators.

SR.	PRIORITY	STRUCTURE	DECREED
#1	1886-06-01	HERMITAGE DITCH (Ditch)	1 CFS
#2	1974-09-25	STORM KING RANCH POND NO 4 (Reservoir)	—
#3	1974-09-25	BOX CANYN SP WTR SUP SYS (Spring)	2 CFS
#4	1974-09-25	STORM KING RESERVOIR POOL (Reservoir)	—
#5	1974-09-25	STORM KING RANCH POND NO 3 (Reservoir)	—
#6	1974-09-25	STORM KING RANCH POND NO 2 (Reservoir)	—
#7	1974-09-25	STORM KING RANCH POND NO 5 (Reservoir)	—
#8	1974-09-25	STORM KING RESERVOIR NO 1 (Reservoir)	157.6 A
#9	1974-09-25	STORM KING RANCH POND NO 1 (Reservoir)	—
#10	1936-09-01	CANNAFAX MITCHELL CR AP3 (Spring)	—

Seniority rank by CDSS administration number (lower = more senior). Verify each decree and its current call status with the Division 5 water court.

Well-permit feasibility

Can you get a well here — from Colorado's exempt-well rules (§37-92-602) and lot size. Not legal advice.

Domestic + livestock exempt well (≥5 ac)

At 358 acres (at or above the 35-acre threshold), this tract falls in the typical §37-92-602 exempt-well category — issued without water court where parcel-specific prerequisites hold; confirm with DWR — covering ordinary household use in up to 3 single-family dwellings, watering of domestic animals and livestock, and irrigation of up to 1 acre of lawn/garden, at up to 15 gpm.

- Exempt wells are capped at 15 gpm and may not injure senior water rights.
- Decreed water-right records are associated with this parcel — an existing structure may already cover the intended use; verify against the decrees (detail above).
- In an over-appropriated basin (much of the West Slope), a larger or non-exempt well requires a court-approved augmentation plan. The 8 Designated Ground Water Basins (eastern plains) follow separate Ground Water Commission rules.
- Verify the available permit type, exempt-well eligibility, and any augmentation requirement with the CO Division of Water Resources before relying on well water. Not legal advice.

06 Risk & data summary

Distress & encumbrances

No active distress signals on public record.

Ownership

1541 MITCHELL CREEK LLC C/O STORM KING RANCH — registered entity (DLLC), formed CO, status Good Standing.

Mailing: 1541 COUNTY ROAD 132

GLENWOOD SPRINGS, CO 81601, GLENWOOD SPRINGS, CO 81601.

Climate & hazards

Wildfire building-damage potential: Low. Not in a mapped FEMA Special Flood Hazard Area. Elevation 1,998 m.

Insurability — Elevated scrutiny

Likely insurable, but expect carrier scrutiny and above-average premiums. Wildfire-mitigation work (often rebate-offset) and a Wildfire Partners certificate can improve terms. Confirm an actual quote before closing. Not a quote.

07 Sources & methodology

Acrescope aggregates Colorado public-records data — county assessor parcel records, CO Secretary of State business filings, CO Division of Water Resources, FEMA NFHL, CO State Forest Service wildfire scoring, ECMC oil & gas data, NIFC fire history, US Census ACS, EPA, and county clerk & recorder distress filings. Data is provided as-is for informational purposes only and may contain errors or be out of date. Acrescope makes no warranty of accuracy, completeness, or fitness for any purpose. Nothing herein is investment, legal, tax, insurance, or real-estate advice. Spot an error? Email corrections@acrescope.com.

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